

Worksession

Agenda Item #	10
Meeting Date	March 14, 2005
Prepared By	Suzanne Ludlow, Community & Government Liaison
Approved By	Barbara B. Matthews City Manager

Discussion Item	Discussion of Request to Increase Parking Waiver at Orchard Avenue Development
Background	<p>Dan Robinson is in the final stages of obtaining permits for his property at 6300 Orchard Avenue. He is proposing to construct a small office building on a small lot zoned C-2 in the Commercial Revitalization Overlay Zone (CROZ). Mr. Robinson worked closely with the City and neighborhood for over two years while developing plans for his property. He received necessary City stormwater and tree approvals. His tree protection plan has expired. Mr. Robinson will be working with the City Arborist to renew it.</p> <p>The property is small and only accommodates eight parking spaces. Mr. Robinson received site plan approval for the development of 4,000 square feet of general office space. The parking requirement for 4,000 square feet of general office space is ten spaces. The site plan approval included a waiver of two spaces. The CROZ allows for parking waivers of up to 50% as part of a site plan review process.</p> <p>Measurement of building space is done differently for different purposes. Mr. Robinson recently learned that his plans for the building actually measure to 5,500 square feet of general office space, thus triggering a 14 space parking requirement. He will be requesting a six space parking waiver rather than the two space parking waiver he had received. He is asking the City to support his request to increase the parking waiver by four spaces, to a total waiver of six spaces. He notes that there are a large number of unused on-street parking spaces adjacent to and near his building. Ten on-street spaces exist directly in front of his property, with an additional 21 spaces within one block. Staff confirms that there is a large capacity of on-street parking in the vicinity of the Orchard Avenue development.</p>
Policy	The City Council is concerned with the nature of development in the City of Takoma Park.
Fiscal Impact	The new development will increase the tax base.
Attachments	<ul style="list-style-type: none"> Montgomery County Planning Board Opinion on Site Plan, dated July 25, 2003 Building Plans, dated March 15, 2004 Map Showing Parking Area Spaces, prepared by Dan Robinson and Jim O'Brien.
Recommendation	Staff recommends that Council discuss the request.
Special Consideration	

MONTGOMERY COUNTY PLANNING BOARD

OPINION

DATE MAILED: July 25, 2003

SITE PLAN REVIEW: #8-03032

PROJECT: Orchard Avenue Office

Action: Approval subject to conditions. Motion was made by Commissioner Wellington, seconded by Commissioner Bryant with a vote of 4-0. Commissioners Perdue, Bryant, Wellington and Robinson voting for. Commissioner Berlage was necessarily absent.

The date of this written opinion is July 25, 2003 (which is the date that this opinion is mailed to all parties of record). Any party authorized by law to take an administrative appeal must initiate such an appeal, as provided in the Maryland Rules of Procedure, on or before August 25, 2003 (which is thirty days from the date of this written opinion). If no administrative appeal is timely filed, this site plan shall remain valid until the expiration of the project's APFO approval, as provided in Section 59-D-3.8.

On July 24, 2003, Site Plan Review #8-03032 was brought before the Montgomery County Planning Board for a public hearing. At the public hearing, the Montgomery County Planning Board heard testimony and received evidence submitted in the record on the application. Based on the testimony and evidence presented and on the staff report which is made a part hereof, the Montgomery County Planning Board finds:

For Site Plan Review § 59-D-3.4

1. *The Site Plan is consistent with the approved development plan or a project plan for the optional method of development, if required;*
2. *The Site Plan meets all of the requirements of the zone in which it is located;*
3. *The locations of the buildings and structures, the open spaces, the landscaping, the recreation facilities, and the pedestrian and vehicular circulation systems are adequate, safe, and efficient;*
4. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development;*
5. *The site plan meets all applicable requirements of Chapter 22A regarding forest conservation.*

For Site Plan Review § 59-C-18.215 (CROZ)

- a. *The Site Plan is consistent with the recommendation in the applicable master or sector plan for the area.*
- b. *The Site Plan meets all of the purposes and requirements of this overlay zone as well as applicable requirements of the underlying zone;*
- c. *Each structure and use is compatible with other uses and other site plans and with existing and proposed adjacent development.*

STAFF RECOMMENDATION: Approval of 3,996 sf general office space and parking waiver subject to the following conditions:

1. Stormwater Management
Conditions of the City of Takoma Park, Maryland Stormwater Permit approval dated April 2, 2003.
2. Transportation Planning
Conditions of M-NCPPC Transportation Planning memo dated July 17, 2003, including:
 - a. Limit the development to no more than 4,000sf of general office space;
 - b. Provide site access via the public alley located to the east of the proposed building;
 - c. Dedicate right-of-way from the centerline of Orchard Avenue to provide a 25-foot travel lane and a 5-foot sidewalk;
 - d. Provide street trees within the ROW of Orchard Avenue; coordinate tree locations with the Maryland-National Capital Park and Planning Commission (M-NCPPC) and the City of Takoma Park;
 - e. Provide a lead-in sidewalk to the parking area;
 - f. Pave the entire parking area and provide curb and gutter;
 - g. Remove any walls or steps that encroach on the public right-of-way;
 - h. Provide a bench for the closest bus stop on New Hampshire Avenue.
3. Signature Set
Prior to signature approval of the site/landscape plans the following revisions must be made and/or information provided on the site plan, subject to staff review and approval:
 - a. Show ROW dimensions on the site plan drawing; label the PUE;
 - b. Provide details for fencing or retaining walls and any signage;
 - c. Provide the development program inspection schedule.
 - d. Extend the alley paving with "GeoBlocks" to the extent of the rear property line; eliminate the use of gravel in the alley and parking areas.
4. Site Plan Enforcement Agreement
Submit a Site Plan Enforcement Agreement and Development Review Program for review and approval prior to approval of the signature set as follows:
 - a. Development Program to include a phasing schedule as follows:
 - i. Landscaping and street trees associated with each parking lot and building shall be completed as construction of each facility is completed.
 - ii. Clearing and grading to correspond to the construction phasing, to minimize soil erosion;
 - iii. Coordination of each section of the development and roads;
 - iv. Phasing of dedications, stormwater management, sediment/erosion control, forestation, or other features;
 - b. No clearing or grading prior to M-NCPPC approval of signature set of plans.

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Owner:

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(301) 270-9673

Revisions:

- △ REVISIONS REQUIRED BY MONTGOMERY COUNTY BUILDING PERMITTING 1 DECEMBER 2004
- △ REVISIONS REQUIRED BY MONTGOMERY COUNTY BUILDING PERMITTING 10 JANUARY 2005
- △ REVISIONS REQUIRED BY MONTGOMERY COUNTY BUILDING PERMITTING 25 JANUARY 2005

Orchard Avenue Office Building

6300 Orchard Avenue
Takoma Park, MD

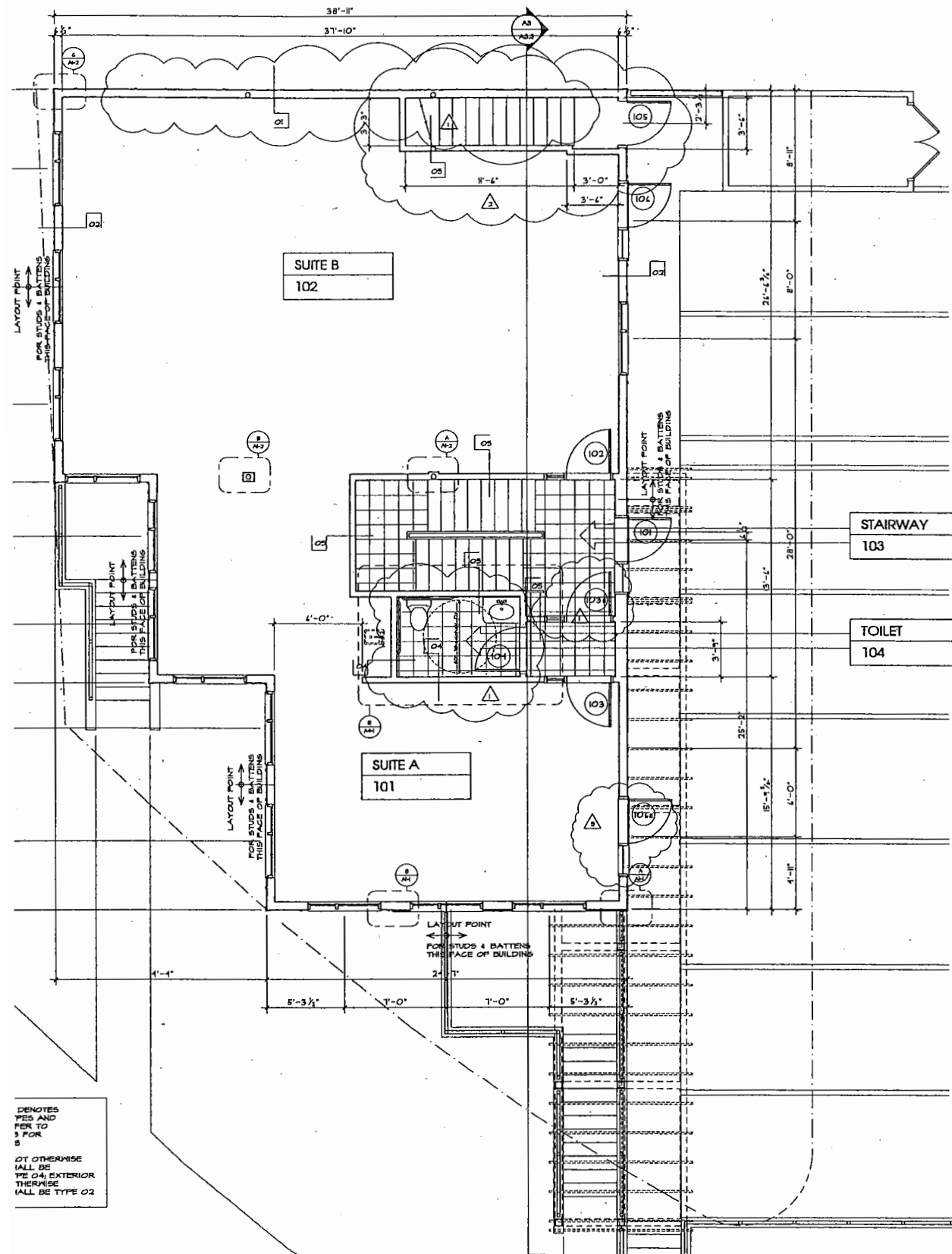
FIRST FLOOR
PLAN & DETAILS

Date: 15 MAR 2004

Scale: 1/4" = 1'-0"

A1-2

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Revisions:

- 1 REVISIONS REQUIRED BY MONTGOMERY COUNTY BUILDING PERMITTING 4 DECEMBER 2004
- 2 REVISIONS REQUIRED BY MONTGOMERY COUNTY BUILDING PERMITTING 10 JANUARY 2005
- 3 REVISIONS REQUIRED BY MONTGOMERY COUNTY BUILDING PERMITTING 28 JANUARY 2005

Orchard Avenue Office Building

6300 Orchard Avenue
Takoma Park, MD

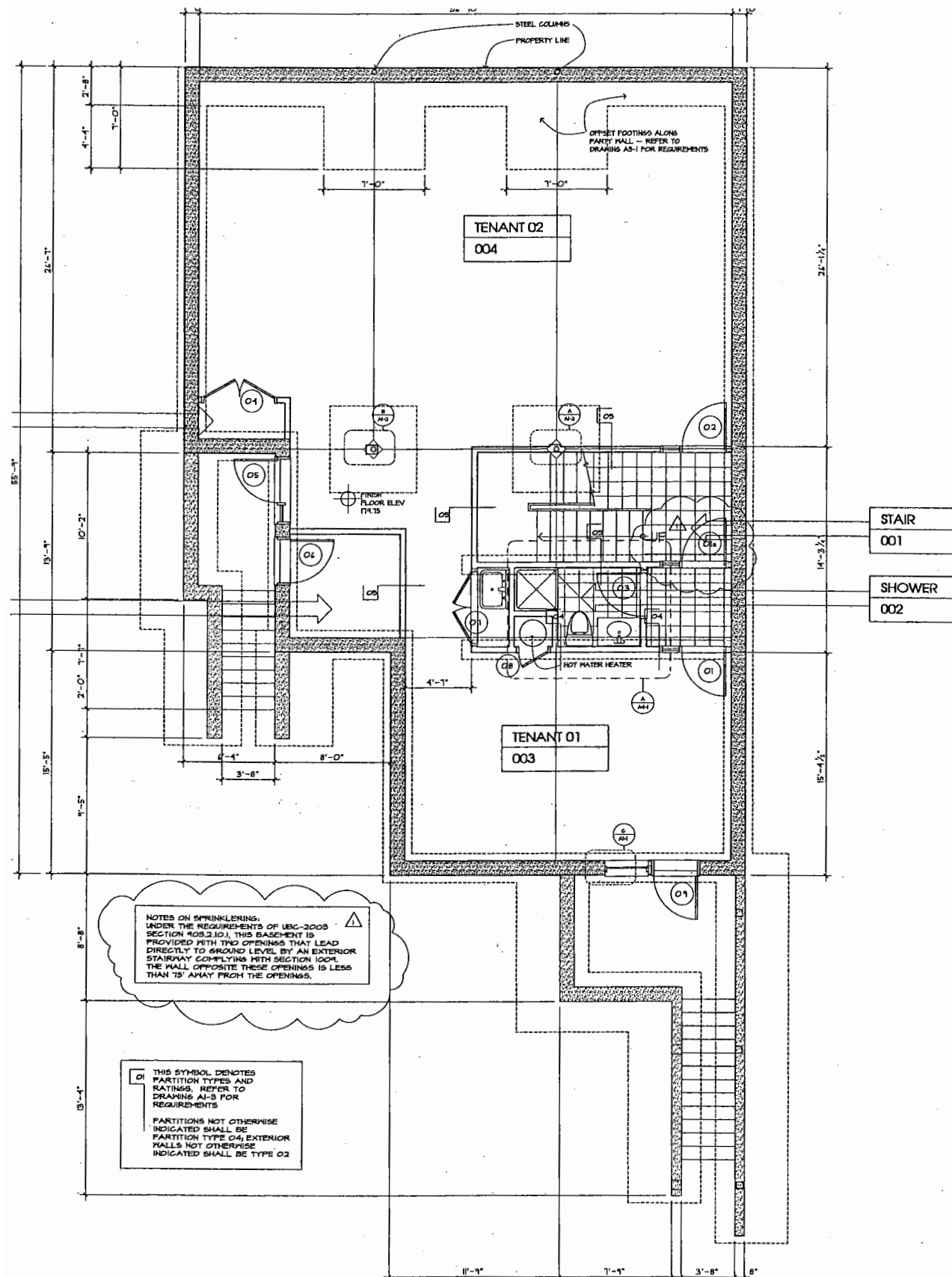
BASEMENT AND
FOOTING PLAN

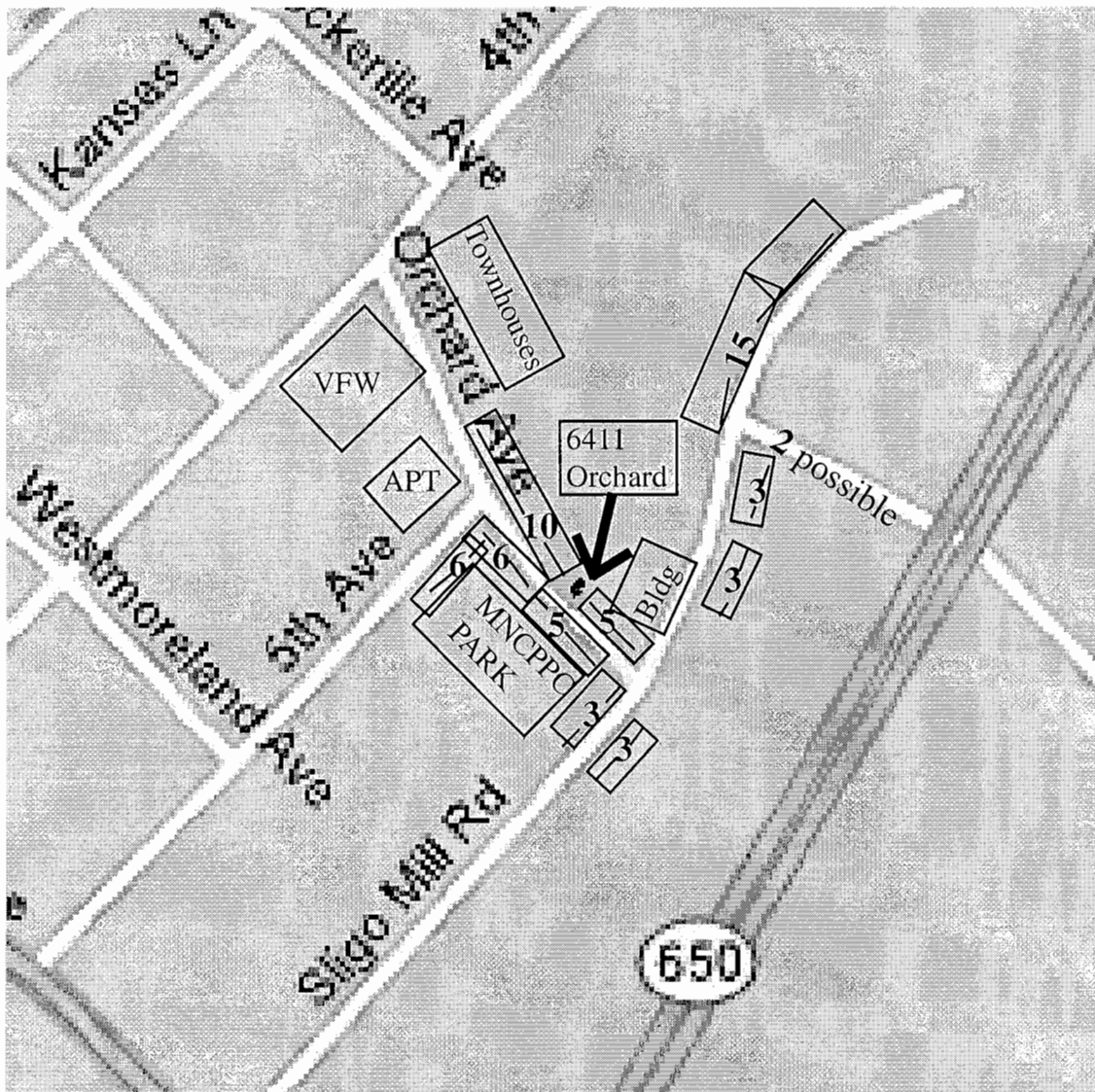
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Scale: 1/4" = 1'-0"

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Takoma Park/Orchard Avenue/Pinecrest neighborhood area.

Informal parking space count 3-9-05 by Dan Robinson, Jim O'Brien

All parking space numbers are adjacent to park and commercial areas - none are adjacent to residential. Spaces are approximately 21 feet in length.

Total spaces within 1 block of 6411 Orchard Avenue - same side of street: 15

Total spaces within 1 block of 6411 Orchard Avenue - 1 street crossing: 38

Total spaces on this map: 59

Approximate number of additional spaces on VFW+Joon Lee+Mid-Atlantic+Sligo Mill building is over 100.